steer environmental
associates ltd.

June 16, 2021

Thurber Engineering Ltd.
900 – 1281 West Georgia Street
Vancouver, BC
V6E 3J7

Attention: Paige Maddock

Dear Ms. Maddock:

RE: Performance Verification Plan
Tsawwassen Shores Residential Development, Phase 2, Instrument 2 Area
Tsawwassen First Nation Lands, Tsawwassen, BC
Site ID: 24247

The Performance Verification Plan for the above referenced property (the Site) is as follows.

SITE IDENTIFICATION AND RISK CONTROL TYPE

ENV Site ID: 24247

Site Location: Tsawwassen Shores Residential Development, Phase 2, Instrument 2 Area, Tsawwassen First Nation Lands, Tsawwassen, BC. See Figure 1 attached.

Site Type: 2

This document is meant to satisfy the reporting requirements for Type 2 site risk controls as outlined on the BC Ministry of Environment and Climate Change Strategy (ENV) website[1]. Specifically, this document outlines the performance verification plan for implementing the risk controls described below.

REQUIRED RISK CONTROLS

The following risk control is required at the site:

a. Contaminated subsurface soils (>1m depth) in Zone E must remain at least 1m below ground surface.

The risk control applies to Zone E described by the attached Figure 6B and metes and bounds.

[1]https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/guidance-resources/performance-verification-plans

ACTIONS REQUIRED TO IMPLEMENT RISK CONTROLS

The following actions are required to implement the above risk control:

a. Mandatory communication with the site owner/operator that contaminated subsurface soils (>1m depth) within Zone E must remain at least 1m below ground surface.

b. Listing of the risk control in the Certificate of Compliance for the Site.

Records of these performance verification actions should be maintained by the site owner/operator to be submitted to the ENV if requested. The following individual is responsible for the maintenance and record-keeping of risk control performance:

> John Morley, P.Eng., Vice President, Planning – Infrastructure and Development, Aquilini Group
> 700 Pat Quinn Way, Vancouver, BC V6N 6G1
> john.morley@aquilini.com

The Director must be notified promptly by the persons responsible for the site if the performance verification actions indicate that any required risk controls are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:

a. The time period over which risk controls did not meet the requirements;
b. The nature of the excursions;
c. The temporary or permanent corrective measures implemented or to be implemented;
d. An implementation schedule; and
e. Supporting documentation.

RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS

The human health and ecological risk assessment conducted for the Site (Steer Environmental, 2021[2]) assumed that contaminated subsurface soils (>1m depth) in Zone E would remain at least 1m below surface grade. This intrinsic Site condition prevents contaminant exposures by people, plants and animals.

It is our opinion that the risk control and performance verification actions specified herein are sufficient to ensure human health and ecological risks at the Site remain acceptable as defined by the Contaminated Sites Regulation.

LIMITATIONS

This report has been prepared solely for the use of Thurber Engineering Ltd. (Thurber), the British Columbia Society of Contaminated Sites Approved Professionals (CSAP), and the British Columbia Ministry of Environment and Climate Change Strategy (ENV). By using this report Thurber, CSAP, and ENV agree that they will review and use the report in its entirety. Any use which other parties make of this report, or any reliance on, or decision made based on it, are the responsibility of such parties. Steer Environmental Associates Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this report.

[2] *Human Health and Ecological Risk Assessment, Tsawwassen Shores Residential Development, Phase 2, Instrument 2 Area, Tsawwassen First Nation Lands, Tsawwassen, BC*. Prepared by Steer Environmental Associates Ltd. Dated April 22, 2021.

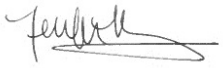
The services performed as described in this report were conducted in a manner consistent with the level of care and skill normally exercised by other members of the environmental science profession currently practicing under similar conditions, subject to the time limits, and financial and physical constraints applicable to the services.

The findings of this assessment are based on information collected during previous Site investigations, our present understanding of the Site conditions, and our professional judgement in light of such information at the time the report was prepared. This report provides a professional opinion and, therefore, no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations presented in this report.

The findings and conclusions of the assessment are specific to the information and assumptions upon which they are based.

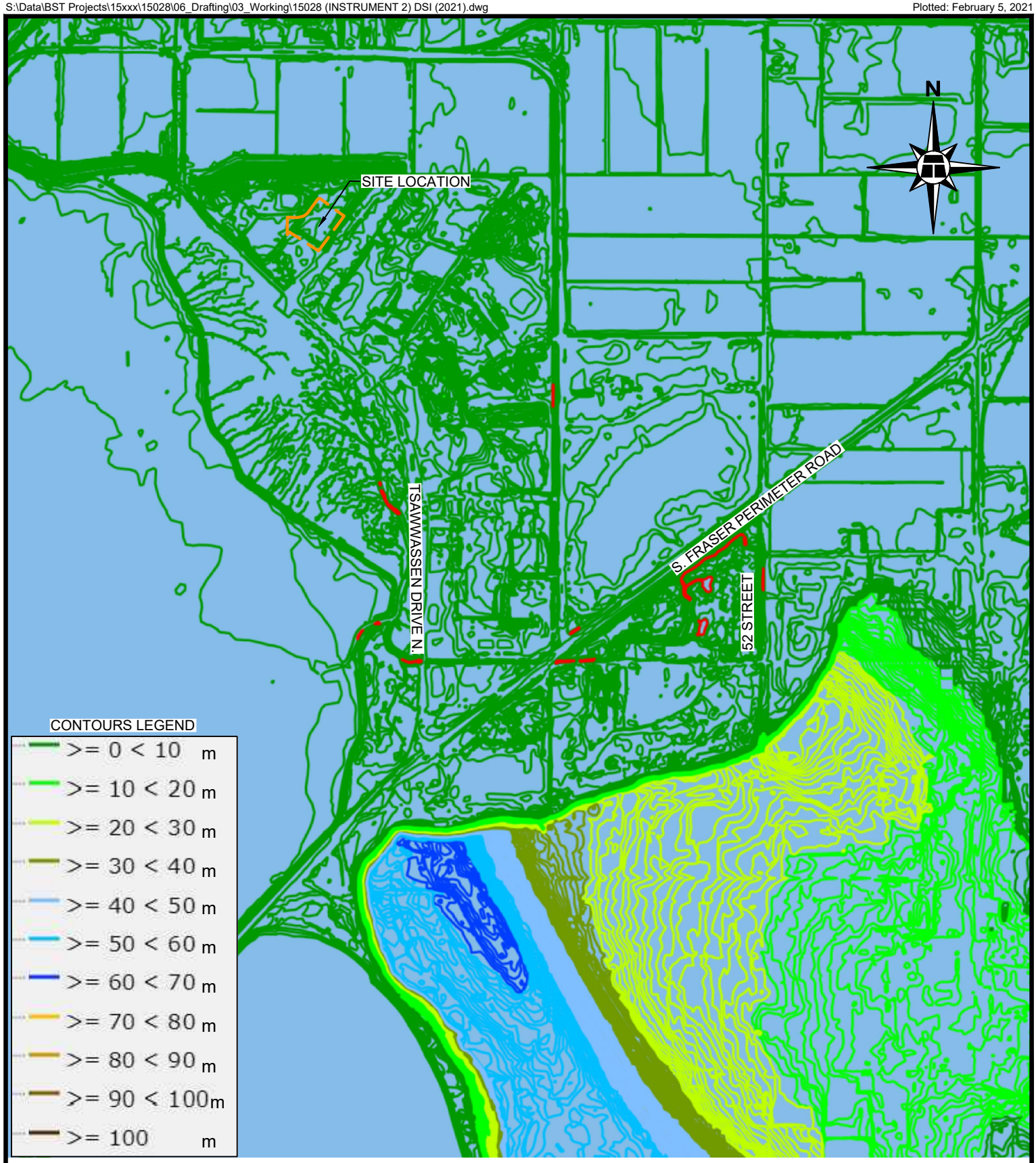
Sincerely,

Steer Environmental Associates Ltd.



Jennifer Mayberry, B.Sc.
Senior Environmental Scientist

Attached: Figure 1 – General Site Location and Topography
Figure 6B - Investigation Soil Analytical Results, Inorganics
Metes and Bounds Description



NOTES:
1. BASE PLAN TAKEN FROM GOOGLE EARTH.

THURBER ENGINEERING LTD.

CLIENT: AQUILINI / TFSI DEVELOPMENT LTD.			
GENERAL SITE LOCATION AND TOPOGRAPHY			
TFN PHASE 2 — TSAWWASSEN, B.C.			
DESIGNED: KLE	DRAWN: MOM	APPROVED:	
DATE: 31/01/20	SCALE: 1:20,000		
PROJECT No.: 15028	FIG. No.: 1	REV.: 0	

Golder 2102 Analytical Data

Location	Date	Depth (m)	Elev. (m asl)	Parameter	Concentrations
MW12-03	15-Mar-12	2.1 - 2.4	-	metals	< CSR
TP12-13	20-Mar-12	2.0 - 2.0	-	metals	< CSR
TP12-15	20-Mar-12	2.4 - 2.5	-	metals	< CSR

Thurber 2013 Phase II ESA

Location	Date	Depth (m)	Elev. (m asl)	Parameter	Concentrations	Exceeding Result (µg/g)
13BH-02	24-Jun-13	0.1 - 0.3	4.4 - 4.2	metals	< CSR	-
13BH-03	24-Jun-13	1.2 - 1.5	3.0 - 2.7	metals	< CSR	-
13BH-04	24-Jun-13	0.1 - 0.5	3.8 - 3.4	metals	< CSR	-
13BH-73	25-Jun-13	0.1 - 0.3	3.9 - 3.7	metals	< CSR	-
13BH-74	25-Jun-13	0.1 - 0.5	4.0 - 3.6	metals	< CSR	-
13BH-75	25-Jun-13	0.1 - 0.3	4.2 - 4.0	metals	< CSR	-
13BH-76	25-Jun-13	0.1 - 0.8	4.2 - 3.5	metals	< CSR	-
13BH-77	25-Jun-13	0.1 - 0.3	2.8 - 2.6	metals	< CSR	-
13BH-78	25-Jun-13	1.1 - 1.4	2.4 - 2.1	metals	< CSR	-
13BH-79	25-Jun-13	0.1 - 0.6	3.1 - 2.6	metals	Zn > CSR	Zn = 493
		1.2 - 1.5	2.0 - 1.7	metals	Zn > CSR	Zn = 324
		1.8 - 2.1	1.4 - 1.1	metals	< CSR	-
13BH-79A	12-Jul-13	0.3 - 0.6	2.9 - 2.6	zinc	Zn > CSR	Zn = 244
		1.2 - 1.5	2.0 - 1.7	zinc	< CSR	-
13BH-79B	12-Jul-13	0.3 - 0.6	2.9 - 2.6	zinc	Zn > CSR	Zn = 208
		1.2 - 1.5	2.0 - 1.7	zinc	< CSR	-
13BH-79C	12-Jul-13	0.3 - 0.6	2.9 - 2.6	zinc	< CSR	-
		1.2 - 1.5	2.0 - 1.7	zinc	Zn > CSR	Zn = 380
13BH-79D	12-Jul-13	0.3 - 0.6	2.9 - 2.6	zinc	Zn > CSR	Zn = 333
		1.2 - 1.5	2.0 - 1.7	zinc	Zn > CSR	Zn = 256
13BH-80	25-Jun-13	0.1 - 0.5	2.9 - 2.5	metals	< CSR	-

Thurber DSI

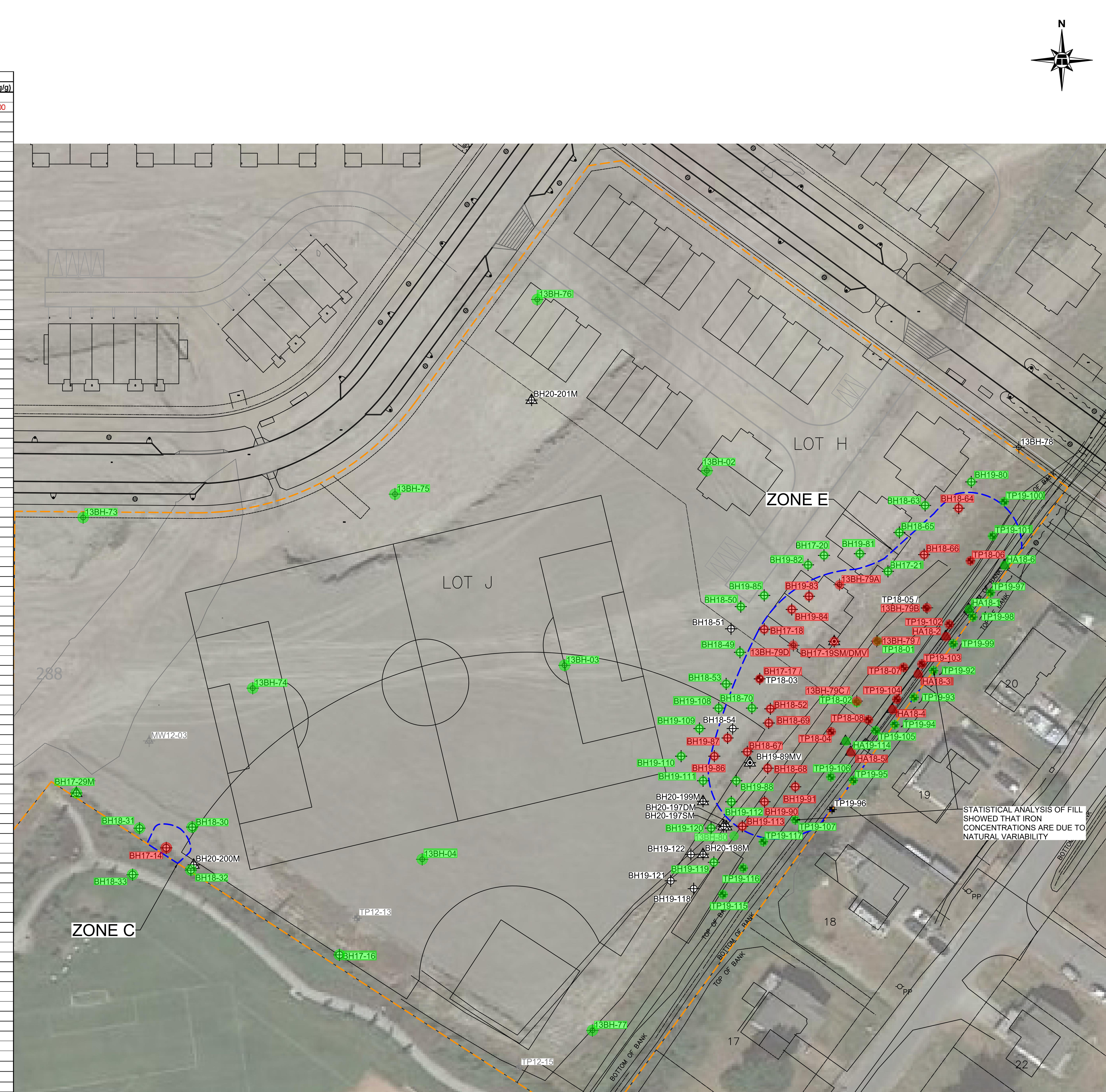
Location	Date	Depth (m)	Elev. (m asl)	Parameter	Concentrations	Exceeding Result (µg/g)
BH17-14	1-Nov-17	0.5 - 0.6	3.8 - 3.6	metals	< CSR	-
		1.1 - 1.2	3.2 - 3.0	metals	As > CSR	As = 14.5
		1.8 -2.0	2.4 - 2.2	metals	< CSR	-
BH18-30	4-Apr-18	1.1 - 1.2	3.1 - 3.0	metals	< CSR	-
		1.8 - 2.0	2.4 - 2.3	metals	< CSR	-
BH18-31	4-Apr-18	1.1 - 1.2	3.1 - 3.0	metals	< CSR	-
		1.8 - 2.0	2.4 - 2.2	metals	< CSR	-
BH18-32	4-Apr-18	1.4 - 1.5	2.8 - 2.7	metals	< CSR	-
		2.0- 2.1	2.2 - 2.0	metals	< CSR	-
BH18-33	4-Apr-18	0.6 - 0.8	3.3 - 3.1	metals	< CSR	-
		1.1 - 1.2	2.8 - 2.7	metals	< CSR	-

Thurber DSI

Location	Date	Depth (m)	Elev. (m asl)	Parameter	Concentrations	Exceeding Result (µg/g)
BH17-16	2-Nov-17	2.0 - 2.2	2.1 - 2.0	metals	< CSR	-
BH17-17	2-Nov-17	0.8 - 0.9	2.8 - 2.6	metals	< CSR	-
		1.7 -1.9	1.8 - 1.7	metals, TCLP metals	Cr, Ni > CSR	Cr = 815, Ni = 469
		2.6 - 2.8	0.9 - 0.8	metals	< CSR	-
BH17-18	2-Nov-17	0.8 - 0.9	2.8 - 2.6	metals	< CSR	-
		2.0 - 2.2	1.5 - 1.4	metals	Zn > CSR	Zn = 348
		2.5 - 2.6	1.1 - 0.9	metals	< CSR	-
BH17-19	2-Nov-17	0.5 - 0.6	2.9 - 2.7	metals	Zn > CSR	Zn = 234
		0.9 - 1.1	2.4 - 2.2	metals	Zn > CSR	Zn = 288
		2.0 - 2.2	1.3 - 1.2	metals	Zn > CSR	Zn = 631
		2.9 - 3.1	0.4 - 0.2	metals	< CSR	-
BH17-20	2-Nov-17	0.5 - 0.6	2.9 - 2.7	metals	< CSR	-
		0.8 - 0.9	2.6 - 2.4	metals	< CSR	-
		1.7 -1.9	1.6 - 1.5	metals	< CSR	-
BH17-21	2-Nov-17	0.5 - 0.6	2.9 - 2.7	metals	< CSR	-
		0.8 - 0.9	2.6 - 2.4	metals	< CSR	-
		1.7 -1.9	1.6 - 1.5	metals	< CSR	-
BH17-29M	6-Nov-17	1.9 - 2.0	2.7 - 2.5	metals	< CSR	-
BH18-49	6-Apr-18	1.7 - 1.8	1.8 - 1.7	metals	< CSR	-
		2.6 - 2.7	0.9 - 0.8	metals	< CSR	-
BH18-50	6-Apr-18	0.6 - 0.8	2.9 - 2.7	metals	< CSR	-
		1.8 - 2.0	1.9 - 1.5	metals	< CSR	-
		2.3 - 2.4	1.2 - 1.1	metals	< CSR	-
BH18-52	6-Apr-18	0.3 - 0.5	3.2 - 3.0	metals	< CSR	-
		1.8 - 2.0	1.7 - 1.5	metals	< CSR	-
		3.1 - 3.2	0.5 - 0.3	metals	Zn > CSR	Zn = 164
		4.1 - 4.3	-0.6 - (-0.8)	metals	< CSR	-
BH18-53	6-Apr-18	0.5 - 0.6	3.0 - 2.9	metals	< CSR	-
		2.0 - 2.1	1.5 - 1.4	metals	< CSR	-
		2.9 - 3.1	0.6 - 0.5	metals	< CSR	-
TP18-01	9-May-18	0.9 - 1.1	3.4 - 3.2	metals	< CSR	-
TP18-02	9-May-18	2.0 - 2.1	1.3 - 1.2	metals	< CSR	-
TP18-04	9-May-18	0.3 - 0.5	3.0 - 2.8	metals	< CSR	-
	9-May-18	1.2 - 1.4	2.1 - 1.9	metals	Fe > CSR	Fe = 35,200
	9-May-18	2.0 - 2.1	1.3 - 1.2	metals	Zn > CSR	Zn = 280
	9-May-18	2.6 - 2.7	0.7 - 0.6	metals	< CSR	-
TP18-06	9-May-18	0.3 - 0.5	1.7 - 1.5	metals	As > CSR	As = 10.3
	9-May-18	0.9 - 1.1	1.1 - 1.0	metals	< CSR	-
TP18-07	9-May-18	0.3 - 0.5	2.8 - 2.6	metals	< CSR	-
	9-May-18	1.2 - 1.4	1.9 - 1.7	metals	As, Zn > CSR	As = 10.7, Zn = 280
TP18-08	9-May-18	0.5 - 0.6	2.1 - 2.0	metals	Zn > CSR	Zn = 180
	9-May-18	1.2 - 1.4	1.4 - 1.2	metals	Cu, Zn > CSR	Cu = 224, Zn = 274
BH18-63	17-Sep-18	1.7 - 1.8	1.3 - 1.1	metals	< CSR	-
	17-Sep-18	2.6 - 2.7	0.4 - 0.2	metals	< CSR	-
BH18-64	18-Sep-18	0.2 - 0.3	2.7 - 2.6	metals	< CSR	-
	18-Sep-18	0.8 - 0.9	2.1 - 2.0	metals	< CSR	-
	18-Sep-18	1.8 - 2.0	1.1 - 0.9	metals	Zn > CSR	Zn = 217
	18-Sep-18	2.6 - 2.7	0.3 - 0.1	metals	Li > CSR	Li = 37.1
	18-Sep-18	3.7 - 3.8	-0.8 - (-0.1)	metals	< CSR	-
BH18-65	18-Sep-18	2.0 - 2.1	1.3 - 1.2	metals	< CSR	-
	18-Sep-18	2.7 - 2.9	0.5 - 0.4	metals	< CSR	-
BH18-66	18-Sep-18	0.3 - 0.5	2.7 - 2.6	metals	< CSR	-
	18-Sep-18	1.1 - 1.2	2.0 - 1.8	metals	< CSR	-
	18-Sep-18	2.1 - 2.3	1.0 - 0.8	metals	Zn > CSR	Zn = 208
	18-Sep-18	3.2 - 3.4	-0.2 - (-0.3)	metals	< CSR	-
BH18-67	18-Sep-18	0.3 - 0.5	3.3 - 3.1	metals	< CSR	-
	18-Sep-18	1.1 - 1.2	2.5 - 2.3	metals	W > CSR	W = 29.1
	18-Sep-18	1. 8 - 2.0	1.7 - 1.6	metals	Zn > CSR	Zn = 164
	18-Sep-18	2.6 - 2.7	1.0 - 0.8	metals	< CSR	-
BH18-68	18-Sep-18	0.9 - 1.1	2.9 - 2.7	metals	< CSR	-
	18-Sep-18	1.7 - 1.8	2.1 - 2.0	metals	Zn > CSR	Zn = 267
	18-Sep-18	2.6 - 2.8	1.2 - 1.1	metals	Zn > CSR	Zn = 189
	18-Sep-18	3.2 - 3.4	0.6 - 0.5	metals	< CSR	-
BH18-69	18-Sep-18	0.3 - 0.5	3.2 - 3.0	metals	< CSR	-
	18-Sep-18	1.1 - 1.2	2.4 - 2.3	metals	Zn > CSR	Zn = 260
	18-Sep-18	2.2 - 2.3	1.4 - 1.2	metals	Cr, Zn > CSR	Cr = 88.6, Zn = 433
	18-Sep-18	3.0 - 3.2	0.5 - 0.3	metals	As, Zn > CSR	As = 22.1, Zn = 243
	18-Sep-18	3.7 - 3.8	-0.2 - (-0.3)	metals	< CSR	-
BH18-70	18-Sep-18	2.1 - 2.3	2.0 - 1.8	metals	< CSR	-
	18-Sep-18	3.0 - 3.2	1.1 - 0.9	metals	< CSR	-
	18-Sep-18	3.7 - 3.8	0.4 - 0.6	metals	< CSR	-
	18-Sep-18	4.3 - 4.4	-0.2 - (-0.3)	metals	< CSR	-

Thurber DSI

Location	Date	Depth (m)	Elev. (m asl)	Parameter	Concentrations	Exceeding Result (µg/g)
HA18-1	18-Sep-18	0.2 - 0.5	-0.2 - (-0.5)	metals	< CSR	-
HA18-2	18-Sep-18	0.2 - 0.5	-0.1 - (-0.4)	metals	As, Fe > CSR	As = 12.2, Fe = 41500
HA18-3	18-Sep-18	0.2 - 0.5	-0.2 - (-0.5)	metals	Li > CSR	Li = 32.4
HA18-4	18-Sep-18	0.2 - 0.5	-0.2 - (-0.5)	metals	Li > CSR	Li = 35.1
HA18-5	18-Sep-18	0.2 - 0.5	0.5 - 0.2	metals	As > CSR	As = 10.4
HA18-6	18-Sep-18	0.2 - 0.5	-0.2 - (-0.5)	metals	< CSR	-
BH19-80	16-Apr-19	1.8 - 2.0	1.1 - 0.9	metals	< CSR	-
	16-Apr-19	2.6 - 2.8	0.3 - 0.1	metals	< CSR	-
	16-Apr-19	3.5 - 3.7	-0.6 - (-0.8)	metals	< CSR	-
BH19-81	16-Apr-19	0.3 - 0.5	3.0 - 2.9	metals	< CSR	-
	16-Apr-19	1.2 - 1.4	2.1 - 2.0	metals	< CSR	-
BH19-82	16-Apr-19	0.0 - 0.2	3.8 - 3.6	metals	< CSR	-
	16-Apr-19	1.1 - 1.2	2.7 - 2.6	metals	< CSR	-
	16-Apr-19	1.8 - 2.0	1.9 - 1.8	metals	< CSR	-
	16-Apr-19	2.7 - 2.9	1.0 - 0.9	metals	< CSR	-
BH19-83	16-Apr-19	0.2 - 0.3	3.7 - 3.5	metals	< CSR	-
	16-Apr-19	1.1 - 1.2	2.8 - 2.6	metals	< CSR	-
	16-Apr-19	1.8 - 2.0	2.0 - 1.9	metals	< CSR	-
	16-Apr-19	2.6 - 2.8	1.2 - 1.1	metals	Cu > CSR	Cu = 157
	16-Apr-19	3.5 - 3.7	0.3 - 0.2	metals	< CSR	-
BH19-84	16-Apr-19	0.2 - 0.3	3.8 - 3.7	metals	< CSR	-
	16-Apr-19	1.1 - 1.2	2.9 - 2.7	metals	< CSR	-
	16-Apr-19	2.1 - 2.3	1.8 - 1.7	metals	< CSR	-
	16-Apr-19	2.6 - 2.9	1.4 - 1.1	metals	Zn > CSR	Zn = 297
	16-Apr-19	3.5 - 3.7	0.5 - 0.3	metals	< CSR	-
BH19-85	16-Apr-19	2.4 - 2.6	1.5 - 1.3	metals	< CSR	-
BH19-86	17-Apr-19	0.9 - 1.1	2.8 - 2.6	metals	< CSR	-
	17-Apr-19	1.8 - 2.0	1.8 - 1.7	metals	< CSR	-
	17-Apr-19	2.7 - 2.9	0.9 - 0.8	metals	Zn > CSR	Zn = 215
	17-Apr-19	3.4 - 3.5	0.3 - 0.2	metals	< CSR	-
BH19-87	17-Apr-19	0.9 - 1.2	2.8 - 2.5	metals	< CSR	-
	17-Apr-19	1.8 - 2.0	1.9 - 1.8	metals	< CSR	-
	17-Apr-19	2.7 - 2.9	1.0 - 0.8	metals	Zn > CSR	Zn = 260
	17-Apr-19	3.4 - 3.5	0.4 - 0.2	metals	< CSR	-
BH19-88	17-Apr-19	1.1 - 1.2	2.5 - 2.4	metals	< CSR	-
	17-Apr-19	1.8 - 2.0	1.8 - 1.6	metals	< CSR	-
	17-Apr-19	2.7 - 2.9	0.9 - 0.7	metals	< CSR	-
BH19-90	17-Apr-19	0.6 - 0.8	2.2 - 2.1	metals	< CSR	-
	17-Apr-19	1.2 - 1.4	1.6 - 1.5	metals	< CSR	-
	17-Apr-19	2.0 - 2.2	0.8 - 0.7	metals	Zn > CSR	Zn = 244
	17-Apr-19	2.7 - 2.9	0.1 - (-0.1)	metals	Zn > CSR	Zn = 199
	17-Apr-19	3.4 - 3.5	-0.5 - (-0.7)	metals	< CSR	-
	17-Apr-19	4.1 - 4.4	-1.3 - (-1.6)	metals	< CSR	-
BH19-91	17-Apr-19	0.1 - 0.2	2.6 - 2.5	metals	Zn > CSR	Zn = 248
	17-Apr-19	0.8 - 0.9	1.9 - 1.7	metals	Zn > CSR	Zn = 205
	17-Apr-19	1.4 - 1.5	1.3 - 1.1	metals	Zn > CSR	Zn = 173
	17-Apr-19	2.0 - 2.1	0.7 - 0.5	metals	< CSR	-
TP19-92	17-Apr-19	0.2 - 0.3	-0.1 - (-0.3)	metals	< CSR	-
	17-Apr-19	0.8 - 0.9	-0.7 - (-0.9)	metals	Fe > CSR	Fe = 37,900
	17-Apr-19	1.2 - 1.4	-1.2 - (-1.3)	metals	< CSR	-
TP19-93	17-Apr-19	0.2 - 0.3	-0.1 - (-0.2)	metals	< CSR	-
	17-Apr-19	0.8 - 1.1	-0.7 - (-1.0)	metals	< CSR	-
	17-Apr-19	1.5 - 1.7	-1.4 - (-1.6)	metals	< CSR	-
TP19-94	17-Apr-19	0.2 - 0.3	-0.2 - (-0.4)	metals	< CSR	-
	17-Apr-19	1.1 - 1.2	-1.1 -(-1.3)	metals	< CSR	-
TP19-95	17-Apr-19	0.2 - 0.3	0.0 - (-0.1)	metals	< CSR	-
	17-Apr-19	0.8 - 1.1	-0.6 - (-0.9)	metals	< CSR	-
TP19-97	17-Apr-19	0.2 - 0.3	-0.3 - (-0.4)	metals	< CSR	-
	17-Apr-19	0.9 - 1.1	-1.0 - (-1.2)	metals	< CSR	-
TP19-98	17-Apr-19	0.2 - 0.3	-0.3 - (-0.4)	metals	< CSR	-
	17-Apr-19	0.9 - 1.1	-1.0 - (-1.2)	metals	< CSR	-
TP19-99	17-Apr-19	0.2 - 0.3	0.1 - (-0.1)	metals	< CSR	-
	17-Apr-19	0.8 - 0.9	-0.5 - (-0.7)	metals	< CSR	-
TP19-100	22-Apr-19	0.6 - 0.9	1.2 - 0.9	metals	< CSR	-
	22-Apr-19	1.2 - 1.5	0.6 - 0.3	metals	< CSR	-
	22-Apr-19	1.5 - 1.8	0.3 - 0.0	metals	< CSR	-
TP19-101	22-Apr-19	0.6 - 0.9	0.6 - 0.3	metals	< CSR	-
	22-Apr-19	1.2 -1.5	0.0 - (-0.3)	metals	< CSR	-
TP19-102	22-Apr-19	0.3 - 0.6	0.4 - 0.1	metals	< CSR	-
	22-Apr-19	0.9 - 1.2	-0.2 - (-0.5)	metals	As > CSR	As = 10.2
	22-Apr-19	1.5 - 1.8	-0.8 - (-1.1)	metals	< CSR	-
TP19-103	22-Apr-19	0.2 - 0.3	0.3 - 0.1	metals	Zn > CSR	Zn = 985
	22-Apr-19	0.9 - 1.2	-0.5 - (-0.8)	metals	< CSR	-
	22-Apr-19	1.2 - 1.5	-0.8 - (-1.1)	metals	< CSR	-
TP19-104	22-Apr-19	0.3 - 0.6	-0.3 - (-0.6)	metals	As > CSR	As = 10.4
	22-Apr-19	0.9 - 1.2	-0.9 - (-1.2)	metals	As > CSR	As = 10.3
	22-Apr-19	1.5 - 1.8	-1.5 - (-1.8)	metals	< CSR	-
TP19-105	22-Apr-19	0.3 - 0.6	-0.3 - (-0.6)	metals	< CSR	-
	22-Apr-19	1.8 - 2.1	-1.9 - (-2.2)	metals	< CSR	-
TP19-106	22-Apr-19	0.3 - 0.6	0.5 - 0.1	metals	< CSR	-
	22-Apr-19	0.9 - 1.2	-0.2 - (-0.5)	metals	< CSR	-
TP19-107	22-Apr-19	0.6 - 0.9	0.1 - (-0.2)	metals	Fe > CSR	Fe = 38,400
	22-Apr-19	1.2 - 1.5	-0.5 - (-0.8)	metals	< CSR	-
BH19-108	11-Jun-19	2.7 - 2.9	1.0 - 0.8	metals	< CSR	-
BH19-109	11-Jun-19	2.7 - 2.9	1.0 - 0.9	metals	< CSR	-
BH19-110	11-Jun-19	2.9 - 3.1	1.0 - 0.8	metals	< CSR	-
BH19-111	11-Jun-19	2.7 - 2.9	1.0 - 0.8	metals	< CSR	-
BH19-112	11-Jun-19	1.5 - 1.7	1.8 - 1.6	metals	< CSR	-
	11-Jun-19	2.4 - 2.6	0.9 - 0.7	metals	< CSR	-
	11-Jun-19	3.2 - 3.4	0.1 - (-0.1)	metals	< CSR	-
BH19-113	11-Jun-19	1.7 - 1.8	2.1 - 2.0	metals	< CSR	-
	11-Jun-19	2.6 - 2.7	1.2 - 1.1	metals	Zn > CSR	Zn = 251
	11-Jun-19	3.2 - 3.4	0.6 - 0.5	metals	< CSR	-
HA19-114	11-Jun-19	0.9 - 1.1	0.4 - 0.3	metals	< CSR	-
	11-Jun-19	1.2 - 1.4	0.1 - (-0.0)	metals	< CSR	-
TP19-115	5-Jul-19	1.1 - 1.2	1.2 - 1.0	metals	< CSR	-
TP19-116	5-Jul-19	1.1 - 1.2	1.2 - 1.0	metals	< CSR	-
TP19-117	5-Jul-19	0.3 - 0.5	2.0 - 1.8	metals	< CSR	-
	5-Jul-19	1.1 - 1.2	1.2 - 1.0	metals	< CSR	-
BH19-119	17-Jul-19	2.7 - 2.9	1.2 - 1.1	metals	< CSR	-
BH19-120	17-Jul-19	2.7 - 3.0	1.1 - 0.8	metals	< CSR	-



LEGEND:

- SITE OUTLINE
- BOREHOLE
- MONITORING WELL
- TEST PIT
- VAPOUR PROBE
- MONITORING WELL w VAPOUR PROBE
- HAND AUGER HOLE
- HISTORICAL BOREHOLE (THURBER)
- HISTORICAL MONITORING WELL (THURBER)
- HISTORICAL MONITORING WELL (GOLDER)
- HISTORICAL TEST PIT (GOLDER)
- ZONES REQUIRING REMEDIATION / RISK ASSESMENT
- PRODUCTION WELL (GOLDER)

ANALYTICAL LEGEND:

- SOIL CONCENTRATIONS ARE BELOW APPLICABLE CSR STANDARDS
- SOIL CONCENTRATIONS ARE ABOVE APPLICABLE CSR STANDARDS

NOTES:
1. BASE PLAN TAKEN FROM AQUILINI'S CAD FILE "(2020-12-15)AS-CON 3606 STM-SAN-WM-MPDEL.DWG".
2. AERIAL IMAGE TAKEN FROM GOOGLE EARTH.

THURBER ENGINEERING LTD.

CLIENT	AQUILINI / TFSI DEVELOPMENT LTD.
	INVESTIGATION SOIL ANALYTICAL RESULTS INORGANICS
	TFN PHASE 2 INSTRUMENT 2 — TSAWWASSEN, B.C.
DESIGNED	SJB
DRAWN	MOM
APPROVED	
DATE	06/04/21
SCALE	1:500
PROJECT No.	15028
FIG. No.	6B
REV.	0

CANCEL PRINTS BEARING EARLIER NUMBER

Metes and Bounds Description of a portion of Tsawwassen First Nation Lots H and J District Lot 169 Group 2 New Westminster District Plan EPP98139

The point of Commencement having Universal Transverse Mercator NAD83

CSRS 4.0.0.BC.1.MVRD UTM Zone 10

Coordinates of Northing 5,432,716.406 and Easting 492,593.687

The Metes and Bounds description below shall take priority over the above coordinates.

Commencing at a point on the Easterly Boundary of Lot H District Lot 169, Group 2, New Westminster District Plan EPP98139 a distance of 14.00 metres from the Northeast corner of Lot H;

Thence on a grid bearing of 312 degrees 45 minutes 51 Seconds a distance of 17.60 metres,

Thence on a grid bearing of 221 degrees 26 minutes 25 Seconds a distance of 26.36 metres,

Thence on a grid bearing of 271 degrees 10 minutes 38 Seconds a distance of 16.31 metres,

Thence on a grid bearing of 219 degrees 25 minutes 41 Seconds a distance of 17.54 metres,

To a point on the boundary line between Lot H and Lot J Plan EPP98139 said point being

34.242 metres distant from the Northeast corner of Lot J.

Thence continuing from the point on the boundary between lots H and J a grid bearing of

200degrees 20 minutes 23 Seconds a distance of 29.83 metres,

Thence on a grid bearing of 152 degrees 36 minutes 46 Seconds a distance of 14.84 metres,

Thence on a grid bearing of 87 degrees 11 minutes 00 Seconds a distance of 16.476 metres

To a point on the easterly boundary of Lot J,

Thence following northeastery along the east boundary of Lot J then Lot H a distance of 76.034 metres

to the point of commencement.

Containing an area over Lot H of One thousand three hundred and twelve decimal eight square metres and an area over Lot J of nine hundred twenty seven decimal four square metres.

This 26th Day of April 2021

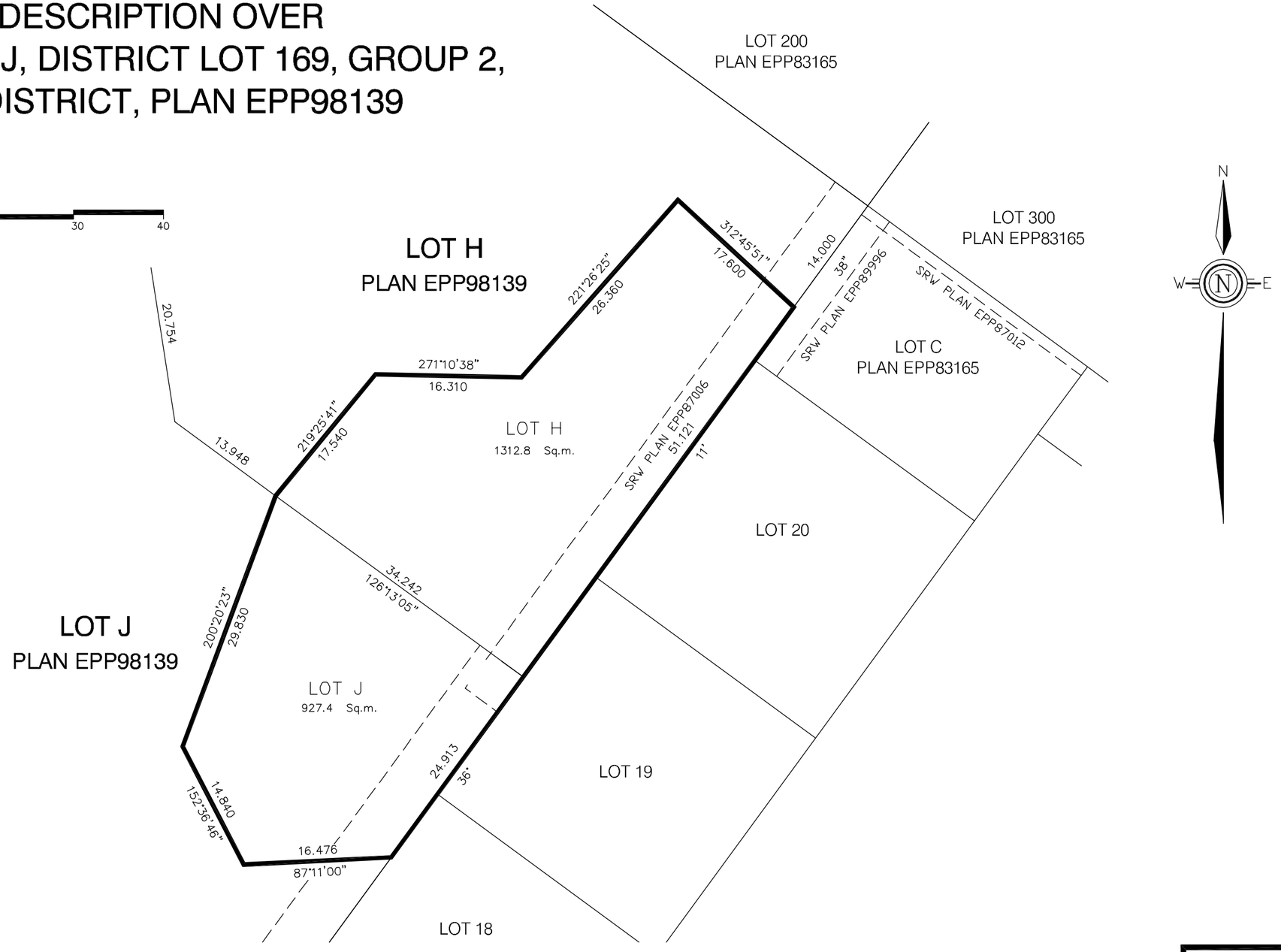
Warren E Barnard, BCLS (695)

SKETCH TO ACCOMPANY A METES AND BOUNDS DESCRIPTION OVER PARTS OF LOT H AND J, DISTRICT LOT 169, GROUP 2, NEW WESTMINSTER DISTRICT, PLAN EPP98139

B.C.G.S. 92G.005

SCALE: 1:500

0 5 10 20 30 40



WATSON & BARNARD
B.C. LAND SURVEYORS
1524–56th STREET
DELTA, B.C. V4L 2A8
TEL.: 943–9433 / 943–0421

FILE: 22941M+B
PLOT: 2021/04/27
MAP: TFN